

4. Proposed Sale of a Property at Boutham Estate LincolnPurpose of Report

To consider the sale of the Council's freehold interest in a property in Lincoln.

Decision

1. That should the tenant of the relevant property wish to pursue the option of converting or redeveloping the relevant property wholly for residential purposes, the Strategic Property Services Manager be authorised to negotiate terms for sale to the tenant.
2. That the Strategic Property Services Manager be authorised to arrange and conclude the necessary sale formalities should he be satisfied that the terms negotiated with the tenant regarding the relevant property were better than could reasonably be expected by sale on the open market.

Alternative Options Considered and Rejected

None.

Reason for Decision

The Council owned the freehold interest in a property which was subject to an existing long lease at a low rent. The property comprised a ground floor shop with a flat above it and was in a state of disrepair.

The reinstatement of the property was possible, but members noted that reinstatement for the existing use might not be the optimum outcome for the Council. As such, it was agreed that the option of selling the freehold of the property with a view to developing the property for residential use was to be permitted subject to any receipt meeting or exceeding the capital value of the property. This option would allow the Council to receive a capital receipt to support the Housing Investment Programme while also ensuring the property was returned to regular use.